

# SHOP UNIT TO LET

1602 High Street, Knowle,  
Solihull, B93 0LF



## LOCATION

Knowle is an affluent and attractive village within the Metropolitan Borough of Solihull situated approximately 2 miles South East of the town centre. Access to the national motorway network is via the A4141 main Birmingham to Warwick Road at Junction 5 of the M42 approximately 1 mile away. The unit is situated fronting the High Street with return frontage to St Johns Way.

Nearby occupiers include; **Loch Fyne**, **Freda's Deli**, **Jacques Restaurant** and the **Greswolde Arms Hotel** and **Ale Rooms**.

## ACCOMODATION

Following refurbishment, the premises will comprise a ground floor only retail unit having the approximate dimensions and areas:-

|                        |            |           |
|------------------------|------------|-----------|
| <b>Gross Frontage:</b> | 6.30 m     | 20' 9"    |
| <b>Shop Width:</b>     | 6.00 m     | 19' 9"    |
| <b>Shop Depth:</b>     | 12.81 m    | 42' 0"    |
| <b>Sales Area:</b>     | 74.32 sq m | 800 sq ft |

There is scope to combine the unit with 1600 High Street to create a unit of approximately **1,650 sq ft (153.29m<sup>2</sup>)**. Further information available upon request.

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

A copy of the EPC is available upon request.

## RENT

Offers based on **£22,500** per annum exclusive are invited.

## SERVICE CHARGE & INSURANCE

Further information available upon request.

## RATEABLE VALUE

Rateable Value - **£12,000**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents.

## SUBJECT TO CONTRACT



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